

Approved  
BAC 6/18/25

**TOWNSHIP OF NUTLEY  
PLANNING BOARD MEETING MINUTES  
Wednesday, June 4, 2025**

A public meeting of the Planning Board of the Township of Nutley was held. Adequate notification was published in the official newspapers of the Herald News, the Star Ledger and the Nutley Sun on November 21, 2024, and posted on the Township website and at the Township of Nutley Municipal Building, One Kennedy Drive, Nutley, New Jersey.

**Salute to the Flag**

**Roll Call**

Mr. Malfitano – Present  
Ms. Kucinski – Present  
Mr. Del Tufo, Secretary – Present  
Mr. Arcuti, Chair – Present  
Mr. Smith – Present  
Mr. Koribanick, Mayor's Designee – Present  
Ms. Rempusheski - Present  
Ms. Tangorra, Vice Chair – Excused  
Mr. Kozyra – Present  
Commissioner Scarpelli – Present  
Mayor Kelly – Present  
Mr. Contella, Alternate – Present (**sat for Tangorra**)  
Dr. Marchese, Alternate – Present

**Meeting Minutes**

The Meeting Minutes for the May 7, 2025 meeting were accepted by the Board.

**Communications/Bills**

An invoice for Meredith Blank in the amount of \$150.00, for her attendance at and preparation of the May 21, 2025, Meeting Minutes, was approved by the Board.

An invoice for Barry Kozyra, Esq. in the amount of \$800.00, for his attendance at a Franklin Avenue Redevelopment Plan Technical Review Meeting, was approved by the Board.

An invoice from Klein Traffic Consulting, LLC, Invoice No. 043025-253000 in the amount of \$2,530 for a Traffic Report on 275 Kingsland Street, was approved by the Board.

The proceedings in this matter were voice recorded. The recital of facts in the Minutes is not intended to be all-inclusive but is a summary and highlight of the complete record made before the Planning Board.



1. The first part of the report deals with the general situation of the country and the progress of the work during the year. It is divided into two main sections: the first section deals with the general situation and the second section deals with the progress of the work.

2. The second part of the report deals with the results of the work during the year. It is divided into two main sections: the first section deals with the results of the work in the field of research and the second section deals with the results of the work in the field of education.

3. The third part of the report deals with the conclusions of the work during the year. It is divided into two main sections: the first section deals with the conclusions of the work in the field of research and the second section deals with the conclusions of the work in the field of education.

4. The fourth part of the report deals with the recommendations of the work during the year. It is divided into two main sections: the first section deals with the recommendations of the work in the field of research and the second section deals with the recommendations of the work in the field of education.

5. The fifth part of the report deals with the summary of the work during the year. It is divided into two main sections: the first section deals with the summary of the work in the field of research and the second section deals with the summary of the work in the field of education.

6. The sixth part of the report deals with the appendix of the work during the year. It is divided into two main sections: the first section deals with the appendix of the work in the field of research and the second section deals with the appendix of the work in the field of education.

7. The seventh part of the report deals with the bibliography of the work during the year. It is divided into two main sections: the first section deals with the bibliography of the work in the field of research and the second section deals with the bibliography of the work in the field of education.

8. The eighth part of the report deals with the index of the work during the year. It is divided into two main sections: the first section deals with the index of the work in the field of research and the second section deals with the index of the work in the field of education.



## **Counsel's Report**

Regarding the status of the recommended prohibited uses and definitions sent to the Commissioners, Mr. Kozyra stated that the Township Attorney is still reviewing them with Planner Paul Ricci.

Regarding the Franklin Avenue Redevelopment, Mr. Kozyra stated that he had received an outline from Fran Reiner with respect to that future application and he will be sending that around to the Board members. There is no scheduled date for a hearing yet.

## **New Business**

### **PB Nutclif Master, LLC – Preliminary/Final Major Site Plan Application**

Adam Faiella, Esq., Sills Cummis & Gross P.C., asked for a two week adjournment of the hearing until June 18, 2025 so that the Applicant can continue negotiations with the Township regarding a new Redevelopment Plan for the site. Time constraints were waived up to and including June 18, 2025. Mr. Del Tufo asked Mr. Faiella if they expected to make any further changes to the plans currently before the Board and Mr. Faiella answered, "We are hopeful to be able to settle it and not move forward on the 18<sup>th</sup>, but we are prepared to move forward if it doesn't get settled without making any changes to the plans."

Mayor Kelly and Commissioner Scarpelli stated to the public that the negotiations between the Applicant and the Township would not and could not be discussed tonight because there is attorney/client information going back and forth which would put both sides of the negotiation in a difficult position should that information become public knowledge.

## **Old Business**

The Resolution for 2-20 Saint Paul's Place (Major Subdivision Application) was executed by the Board Members.

## **Workshop Issues**

None

## **Committee/Sub-Committee Reports**

None

## **Public Comments**

Dr. Mark Lyle, 229 Kingsland Street, has concerns regarding the hazardous chemicals used by Roche that are surrounding the proposed warehouse location and the supposed 2016 remediation.



1. The first part of the document discusses the importance of maintaining accurate records of all transactions and activities. It emphasizes the need for transparency and accountability in financial reporting.

2. The second part of the document outlines the various methods and techniques used to collect and analyze data. It includes a detailed description of the experimental procedures and the statistical analysis performed.

3. The third part of the document presents the results of the study. It includes a series of tables and graphs that illustrate the findings of the research. The data shows a clear trend in the relationship between the variables studied.

4. The fourth part of the document discusses the implications of the findings. It highlights the potential applications of the research in various fields and the need for further investigation.

5. The fifth part of the document provides a conclusion and a summary of the key points. It reiterates the importance of the study and the need for continued research in this area.

6. The sixth part of the document includes a list of references and a bibliography. It cites the works of other researchers in the field and provides a comprehensive overview of the current state of knowledge.

7. The seventh part of the document contains a list of appendices and supplementary materials. These include additional data, charts, and tables that provide further detail on the study.

8. The eighth part of the document includes a list of figures and a list of tables. These provide a visual representation of the data and a summary of the key findings.

9. The ninth part of the document includes a list of equations and a list of symbols. These provide a mathematical representation of the concepts and variables used in the study.

10. The tenth part of the document includes a list of definitions and a list of abbreviations. These provide a clear and concise explanation of the terms and symbols used throughout the document.



Susan Stoll, 32 Terrace Avenue, requested that the hearing adjournment be carried to June 25, 2025. She has issues regarding the past flooding, traffic, environment, climate, noise and pollution.

Bill Weingartner, who lives approximately 3 blocks from the proposed site, has concerns regarding the noise in the middle of the night. He asked about the negotiations going on at the current time and possible alternative plans.

Susan Mullins spoke about her church on Hillside Avenue. She is concerned about water and flooding issues.

Christina Boniface, 317 Hillside Avenue, has concerns regarding the traffic at the triangle intersection of Cathedral and Kingsland. She also had questions regarding a possible resolution of issues before the June 18 hearing.

Nicole (first name only), 299 Hillside Avenue, has concerns regarding soil contamination, health risks and traffic.

Dave Popkin , 397 Hillside Avenue, has concerns regarding noise and air pollution, and traffic issues.

Rich Stabello, Harrison Street, has concerns regarding the traffic issues for the new preschool being built near the site.

Tom Mesters, 304 Hillside Avenue, has concerns about water runoff issues from Route 3 through the On3 property.

Resident (no name given) from 42 Cathedral Avenue, has concerns about the traffic.

Daniel (first name only), 416 Hillside Avenue, has concerns about the traffic and environmental issues.

Deidre Hollywood, 137 Kingsland Street, has concerns about the truck traffic coming from Route 3.

John Wisniewski. 6 Terrace Avenue has concerns about the Cathedral and Kingsland intersection.

Anthony Policastro, North Spring Garden Avenue, has concerns about rezoning.

Ken Zielinski, 34 Kenzel Avenue, has questions regarding the negotiation process and the possible settlement agreement.

Kate Moran, 20 Cottage Place, has environmental and environmental impact report concerns.





Thomas Egan, Esq. (on behalf of the City of Clifton Mayor), stated their opposition to the application.

Catalina Maruliz, 314 Hillside Avenue, has medical concerns.

Maureen Barrett, 413 Hillside Avenue, has concerns about the traffic and impact on house value issues.

Jay Matthew, 32 Cathedral Avenue, has concerns about environmental and traffic issues.

Emma Masdia, 20 Bayard Street, has concerns with environmental issues.

The meeting concluded at 8:09 p.m.

The next meeting is scheduled for Wednesday, June 18, at 7:00 p.m.



